

**MINUTES OF THE ZONING BOARD**  
**PUBLIC HEARING AND REGULAR MEETING,**  
**MONDAY, FEBRUARY 27, 2017 AT**  
**7:00PM, ON THE 4<sup>th</sup> FLOOR, CAFETERIA,**  
**GOVERNMENT CENTER BLDG, 888 WASHINGTON**  
**BLVD., STAMFORD, CT**

Present for the Board: Thomas Mills (Chair), David Stein (Secretary) William Morris, Joanna Gwozdzowski and Sandra Dennies, Alternate. Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Chairman Mills called the meeting to order at 7:05 pm.

Chairman Mills stated that due to the absent of Ms. McManus – Ms. Dennies has been seated.

**PUBLIC HEARING CONTINUED FROM JANUARY 30, 2017**

1. **Application 216-44 – RICHARD REDNIESS – 22 First Street Stamford, CT– Text Change,** to amend Section 4-AA-8 P Park District by adding a new paragraph 8.4. The proposed text change will create a Special Exception to allow for adaptive reuse of vacant, obsolete or condemned park buildings for a compatible use.

Chairman Mills read application 216-44 into the record and stated that the public hearing for this application is a continuance from the January 30, 2017 meeting.

Ms. Mathur stated to the board that the application has asked for delay of continuance of this application due to several issues of concern from the Park's and Rec's commission that they would like to resolve first.

Chairman Mills stated that application 216-44 will be continued to the April 24, 2017.

**PUBLIC HEARING CONTINUED FROM FEBRUARY 13, 2017**

1. **Application 216-46 – EMPIRE WEST AVENUE, LLC, 143 Leon Place, 18 Piave Street and 220 West Avenue, Special Exception and Site/Architectural /Requested Use Plans,** Requesting approval to construct six (6) condominium buildings with thirty-two (32) units in total located on property consisting of three (3) lots. The property is located within the RM-F Zone and is approximately 1.05 acre (45,899± square feet).

Chairman Mills read application 216-46 into the record and stated that the public hearing for this application is a continuance from the February 13, 2017 meeting.

Attorney Lisa Feinberg, of Carmody Torrance Sandak & Hennessey introduced her team and outlined the changes made based on the last public hearing.

She described the changes made to the site plans. She then went through alternatives for both on-site and on-street parking using presentation boards and she also stated that these changes have been reviewed by staff and the Transportation Bureau.

Ms. Mathur stated that she and Mr. Blessing are not in favor of the parking revisions as the parking would surround the playground area and also emphasized that the applicant has provided the required parking. However, of all of the alternative parking plans they felt that option C would be best.

Mr. Morris asked why there are now 7 spaces marked for visitors in alternative C when in the original parking plan there were nine marked.

Ms. Feinberg replied that in the original plan, there were assigned parking spaces for the 6 units which do not have attached garages. In parking plan C those spaces would be marked for visitors (total of 7) She stated that because of the way the site was laid out there will not be enough room to give all the units garages. She also stated that they could make all spaces unassigned if the board preferred.

The board then discussed whether to keep the green amenity strip or remove it to create a wider driving lane.

Subsequently the board discussed the current rents and BMRs.

Ms. Feinberg noted that they were asked what are the market rents and have provided an analysis of the prevailing rents.

Mr. Stein noted that we would like to get the current rents.

Ms. Feinberg replied that the current rents, with all due respect are not relevant. My client purchased the property over a year ago and was going to demo the residences, but when his application was denied by this board he continued to rent out the apartments on a month to month basis.

Mr. Stein repeated that the Zoning Board had specifically requested and would like to get the actual rents.

Ms. Feinberg stated that she ran a search for the rents and she handed out the results

Ms. Feinberg noted that they are replacing the 5 existing units with 3 BMR units. The applicant has been very responsive to all concerns from the board. This was not a concern that the board had raised before in the prior application that was denied by this board.

Mr. Feinberg noted the current rents on site:

Studio \$750.00

2 Bedrooms \$1150 -\$1300

BMR rents as of today

Studio \$869

2 Bedrooms \$1214

3 Bedrooms \$1374

## **PUBLIC COMMENTS**

**Robin Handy, 7 Piave Street:** noted that she lives in the condo across the street. People get hit when cars make a wide turn into Piave Street. The City has to consider that there is not enough turning radius. She also noted that there is not enough visitors parking for our condo. The telephone pole will determine where you would be able to park.

**Cynthia King** noted that there really isn't room for 9 car parking spaces. In the winter time it gets worse with the snow. The traffic is heavy. There are businesses on both ends which also park their cars in the street.

Ms. Feinberg stated that we have modified the site plan to improve the conditions. We do not intend to have any spillover effect on the neighborhood.

Chairman Mills closed the public hearing for application 216-46.

## **REGULAR MEETING**

1. **CSPR 1017- MANUEL RESTREPO, 125 Houston Terrace,** Proposed addition and detached garage, also proposed drainage system. Property is located in the CAM boundary.

Chairman Mills read application CSPR-1017 into the record

Ms. Mathur presented the application to the board and following a brief discussion Mr. Stein moved to approve CSPR-1017 with conditions prepared by EPB staff, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 ( Stein, Morris, Dennies, Gwozdzowski & Mills)

2. **CSPR 1026- GEORGE NUNNO, 76 Sea Beach Drive,** – Proposing to construct a new single family house with an attached garage. Property is in the CAM boundary.

Chairman Mills read application CSPR-1026 into the record.

Ms. Mathur presented the application to the board and following a brief discussion Ms. Gwozdzowski moved to approve CSPR-1026 with conditions prepared by EPB staff, seconded by Mr. Stein and carried on a vote of 5 to 0 ( Stein, Morris, Dennies, Gwozdzowski & Mills)

- 3     **Application 216-01 – ZONING BOARD, Text change,** to Amend Article III, Section 13-C-5 and Section 20-C regarding posting signs on properties scheduled for Public Hearing before the Zoning Board in order to provide public notice.

The board decided to postpone their discussion of application 216-01 to the March 13, 2017 when Ms. McManus will be present.

### **APPROVAL OF MINUTES**

Minutes for approval: February 13, 2017: Following a brief discussion, Mr. Morris moved approval of minutes as submitted, seconded by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Mills, Stein, Morris & Gwozdzowski) (Ms. Dennies was not present for this meeting and therefore unable to vote).

1.     **Application 216-41 – Ten Rugby Street, LLC. 10 Rugby Street, Special Exception Coastal Site Plan Review and Site and Architectural Plan Review**

After a lengthy discussion of the draft conditions Mr. Stein moved approval of application 216-41 with the conditions agreed to at tonight's (February 13, 2017) meeting and the stipulation as updated to February 21, 2017, seconded by Mr. Morris and carried on a vote of 5 to 0 (Stein, Morris, Dennies, Gwozdzowski & Mills)

### **ADJOURNMENT**

Ms. Gwozdzowski moved to adjourn the meeting at 11:00 pm, seconded by Ms. Dennies and carried on a vote of 5 to 0 (Mills, Morris, Stein, Dennies & Gwozdzowski)

The meeting was adjourned at 11:00 pm.

Respectfully submitted,

David Stein, Secretary  
Stamford Zoning Board

ZB PH 22717

**NOTE:**

These proceedings were recorded on **video** and are available for viewing through the City of Stamford's web page – [www.stamfordct.gov](http://www.stamfordct.gov).

There proceedings were also **audio tape** recorded and are available for review in the Land Use Bureau located on the 7<sup>th</sup> floor of the Government Center, 888 Washington Boulevard, during regular business hours.